



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW  
COMMISSION

Agenda

June 10, 2013

City of Whitewater Municipal Building  
312 W. Whitewater St., Whitewater, Wisconsin  
6:00 p.m.

1.	Call to order and Roll Call.
2.	<b>Hearing of Citizen Comments.</b> No formal Plan Commission Action will be taken during this meeting, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.
3.	Review minutes of May 13, 2013.
4.	Hold a public hearing for consideration of a Conditional Use permit for a Class “B” Beer and a Class “C” Wine License for Jesus Cortez, to serve beer and wine by the bottle or glass at “Taco Fresco” restaurant located at 175 W. Main Street.
5.	Review proposed exterior alterations to the building located at 177 W. Main Street for Antonio Aranda.
6.	Review proposed exterior alterations to the back of the building (for access for patrons of the restaurant with a separate entrance for the apartment) located at 146 W. Main Street for Mark Wokasch.
7.	Information Items: a. Update on Zoning Rewrite. b. Possible future agenda items. c. Next regular Plan Commission Meeting – July 8, 2013
8.	Adjournment.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to c/o Neighborhood Services Manager, 312 W. Whitewater Street, Whitewater, WI, 53190 or [jwegner@whitewater-wi.gov](mailto:jwegner@whitewater-wi.gov).

The City of Whitewater website is: [whitewater-wi.gov](http://whitewater-wi.gov)

CITY OF WHITEWATER  
PLAN AND ARCHITECTURAL REVIEW COMMISSION  
Whitewater Municipal Building Community Room  
May 13, 2013

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL  
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

**Call to order and roll call.**

Chairperson Meyer called the meeting of the Plan and Architectural Review Commission to order at 6:00 p.m.

Present: Greg Meyer, Lynn Binnie, Karen Coburn, Bruce Parker, Jacob Henley, Cort Hartmann, Dan Comfort. Absent: None. Others: Wallace McDonell (City Attorney), Latisha Birkeland (Neighborhood Services Manager/City Planner).

**Hearing of Citizen Comments.** There were no citizen comments.

**Approval of the Plan Commission Minutes.** Moved by Binnie and seconded by Coburn to approve the Plan Commission minutes of April 8, 2013. Motion was approved by unanimous voice vote.

**Review proposed construction of a baseball field in Starin Park with improved parking and shared use path connections to be located at 504 W. Starin Road for the City of Whitewater.** City Planner Latisha Birkeland explained that this project had been seen by different boards since 2010. The Parks and Recreation Board approved this plan at their April 9, 2013 meeting, and the Urban Forestry Commission approved this plan at their April 23, 2013 meeting.

Matt Amundson, Parks and Recreation Director, explained some of the changes to Starin Park. The significant changes would include improved parking, straightening the entrance drive to the park, shared use path connections. The two parking lots would provide an additional 72 parking spaces. There will be a new passenger drop off area to the fields. The ponds are not to be wet ponds. If there is one inch of rain, the water will be gone in one day. The pond areas will be planted with native plants to help provide the absorption. There will be 31 new trees being planted in the park and 9 trees relocated. Matt Amundson stated that the Field of Dreams will allow players to do so much more and not have to worry about tearing up the field. There will be concrete dugouts, the infield will have a synthetic surface and the rest of the field will be grass. The concession stand is being done as a separate project to get a better cost. It is a critical part of this project. They plan to have Plan Commission review the plans at their July 2013 meeting with construction of the structure either in the fall or next spring. The concession stand will be located beyond the outfield of the south diamond (the main adult softball diamond).

Plan Commission Members asked about the serviceberry trees and where they would be planted; if there was consideration of turf over the full field; if Strand had reviewed the plans (there was

concern of where the detention pond was located and that it reduces the ground cover over the water main); and hours of operation and lighting.

Parks and Recreation Director Amundson explained that the serviceberry trees would be planted along the entrance trails. They had considered doing the whole field in turf, but the cost more than doubled. Turf life is 10 to 12 years. For the future, they will be putting aside dollars so that in 10 years they can replace the turf. At that time they will look at the possibility of putting more of the field in turf. Strand Associates developed the plans and has reviewed everything. Amundson explained that the elevation of the project was brought up approximately 3 feet. Youth games will be the main function of the field. The earliest tournament games would start 8-8:30 a.m. There would be no later than a 9:00 p.m. game. “Musco” lighting is environmentally sustainable and efficient. “Musco” is an institution for lighting in sports fields. The lighting will have safety guards etc.

Chairperson Meyer opened the meeting for public comment.

Richard Helmick, 227 S. Boone Ct., voiced his concern of the parking along the entrance drive off of Starin Road.

Parks and Recreation Director Matt Amundson stated that they alert all the parents. There are adult programs also. They do not always reach all participants. The 72 additional parking spaces that will be available with this project will take part of the demand off parking. The horse-shoe pits have been moved to the west side of the park off Prairie Street. If the parking along the entrance drive continues, they will have to work with the Police Department for enforcement and education. There is also a large University parking lot just north of the Field of Dreams and Lauderdale Drive in which the City will work with the University to see if they can have a written agreement for access to that lot (particularly during tournaments – May 15 to August 15) for overflow parking.

Chairperson Meyer closed the public comment.

City Planner Latisha Birkeland noted the error on the last page of the staff report. This is not in the M-1 Zoning District.

Parks and Recreation Director Matt Amundson explained that the plan will go to City Council for authorization to bid. Bids are due back in mid June. The second meeting in June, the plan is to go to Council for a contract approval with a defined project. Hopefully, construction will start late July. The access to the park will be maintained during construction. The main concern is to get the turf part of the project done before the cold weather.

Plan Commission Member Henley recommended adding a cap to the lighting by allowing the lights to be on up until 11:00 p.m.

Moved by Binnie and seconded by Comfort to approve the project subject to the three conditions recommended by the City Planner plus a cap on the lighting of 11:00 p.m. See attached Site

Review. Ayes: Binnie, Comfort, Coburn, Parker, Henley, Hartmann, Meyer. Noes: None. Motion approved by unanimous roll call vote.

**Review proposed building modifications to include a 14' x 14' overhead door, a 725 sq. ft. addition on the south side of the existing building (for storage of waste materials in approved containers for collection and disposal), and a 21' x 32' concrete curbed area for an additional 1,000 gallon fuel tank to be located at 757 N. Newcomb Street for Generac Power Systems, Inc.** City Planner Latisha Birkeland explained the project: The 14' x 14' overhead door on the north side/west end of the building; the 725 sq. ft. addition on the south side of the existing building for storage of waste materials (to be only used by employees); and the 21' x 32' concrete curbed area for an additional 1,000 gallon fuel tank for Generac Power Systems Inc. A couple of the reserved parking spaces along the south side of the building will be eliminated. This is not a concern considering all the parking available on the site. There will be landscaping (blue spruce trees) to screen the additional fuel tank. The City Forester has approved this plan. There is a condition in the staff report for the landscaping for the storage building to be completed within 6 months of completion of the storage building. Latisha stated that if the construction is completed in a non-planting season, the time line will be adjusted.

Keith Hrobsky, representative from Generac Power Systems, was present to answer questions. When asked about the split face block, Hrobsky stated that it would match the existing facility.

Plan Commission Member Binnie mentioned that the blue spruce can get a variety of fungus; he suggested that they consider another variety.

Chairperson Meyer opened the meeting for public comment. There was no public comment. Chairperson Meyer closed the public comment.

Moved by Binnie and seconded by Parker to approve the conditional use permit subject to the conditions of the City Planner. See attached Site Review. Ayes: Binnie, Parker, Coburn, Henley, Hartmann, Comfort, Meyer. Noes: None. Motion approved by unanimous roll call vote.

**Public hearing for a conditional use permit for a proposed renovation of the Nelson Salisbury Historic House located at 404 W. North Street into offices/meeting rooms and a caretaker apartment for Dr. Suzanne Popke.** City Planner Latisha Birkeland gave the history of the project. This property is located next to an R-O Overlay Zoning District. An R-2 Residential Zoning District normally allows for 3 unrelated persons per unit. The overlay restricts it to 2 unrelated persons per unit. While this property is located next to the R-O Overlay Zoning District, it is located in an R-3 Multi-family Zoning District which allows for more intense uses (fraternity/sorority, retail business, apartments etc.). Dr. Popke is proposing office space, meeting rooms and public space on the first floor and a caretaker apartment upstairs. Dr. Popke has agreed to only 2 unrelated persons to occupy the upstairs apartment. Two parking/driveway plans were submitted, One with the exit driveway onto Park Street and one without. Strand Associates (City Engineering Consultant) had concerns of the grade for the exit driveway onto Park Street. Another concern is the parking spaces that would be lost due to the

installation of the driveway. This driveway/parking area has been functional with one entrance/exit for many years. There is a private agreement between the two property owners (404 and 416 W. North Street) for the shared dumpster enclosure area for waste disposal. If anything would change, it would come back to the Plan Commission.

Plan Commission members voiced concerns: about the possibility of a shared driveway, there is a cross driveway access by the dumpster area; concern about the exit drive to Park Street; parking space behind the building; no kitchen upstairs; and placement of the handicap parking space.

Dr. Suzanne Popke explained that there were two parking stalls behind the building. They have eight spots total. At this time, Dr. Popke did not feel they needed that many, two for the caretaker, one for her and one for her client. Group therapy sessions are very rare. She liked the separation of the driveways. The trees between the driveways were on her property. The cross driveway access by the dumpster area is needed for the truck to access the dumpster. The disabled parking space is located behind the building as the ramp is off the back of the building. Dr. Popke sees clients by appointment only. She will review the parking with the clients before they come. Popke feels she can handle the parking situation with her scheduling of appointments. They are working on the lighting for the parking area.

Plan Commission Members liked the parking lot plan dated 05/10/2013 with no access to Park Street. The single entrance/exit appears to be the safer option.

Plan Commission Member Coburn liked the crab apple trees on the east side of the house, but suggested that since there are no wires in that area, that a larger canopy tree could be accommodated. Coburn also suggested that with the parking close to the front, that the parking could be camouflaged with plantings between the maple tree and the porch.

Dr. Popke explained that it is an 1870's house which had the wide open space from the street to the house.

Plan Commission Member Parker requested that the blacktop at the northeast end of the property be no further to the east than the east wall of the house. He also suggested that some arborvitae or similar planting be planted there for screening of the vehicles. The trees should be placed far enough away from the blacktop to allow for snow removal.

Plan Commission questioned the hours of operation and suggested that the hours might be expanded to 8 a.m. to 7 p.m. Monday through Saturday.

Chairperson Meyer opened the hearing for public comment.

Richard Helmick, Secretary of the Landmarks Commission, explained that Dr. Popke's house is a landmark. They are very pleased that she is taking over and grateful she stepped up to put in the work and time to bring a piece of Whitewater history back to Whitewater.

Marilyn Smith, immediate neighbor to the north, is delighted with the proposal. She did want to note that with the parking along Park Street and being so close to the corner, there is not a lot of room to get out of a driveway out to Park Street.

Chairperson Meyer closed the public comment.

Plan Commission Member Henley recommended talking to the neighbors to get a turn-around agreement with the neighbors to use part of their driveway.

Moved by Comfort and seconded by Henley to approve with the changes but eliminating the driveway onto Park Street. The changes include allowed hours of operation 8 a.m. to 7 p.m., the easement with the neighbor for turn around, reduction of the blacktop, and subject to the City Planner conditions. See attached Conditional Use Permit. Ayes: Binnie, Parker, Coburn, Henley, Hartmann, Comfort, Meyer. Noes: None. Motion approved by unanimous roll call vote.

### **Informational Items:**

**Zoning Rewrite.** City Planner Latisha Birkeland explained that the Zoning Rewrite Steering Committee met last Wednesday, May 8<sup>th</sup>. Staff is working out the process for the upcoming meetings and public hearings, one of which will be a joint meeting of the Plan Commission and City Council to review the proposed zoning ordinances. Boards and Commissions that are involved and the steering committee will be notified of these meetings.

**Future agenda items.** City Planner Latisha Birkeland stated that the June Plan Commission meeting would have several items on the agenda. They include 175 W. Main Street, where a new restaurant is requesting a conditional use permit to serve beer and wine; 177 W. Main Street for exterior alterations to the building; and 522 (actual address is 534) W. Walworth Ave. for a possible 6 unit.

### **Next regular Plan Commission meeting – June 10, 2013.**

Moved by Meyer and seconded by Binnie to adjourn the meeting. Motion approved by unanimous roll call vote. The meeting adjourned at approximately 7:15 p.m.

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Chairperson Greg Meyer

## SITE REVIEW

Plan Commission Meeting Date :	May 13, 2013
Property Owner:	City of Whitewater
Applicant:	City of Whitewater (Matt Amundson)
Property ID Number:	DS 00022 – DS 00027
Property Address:	504 W. Starin Road Whitewater, WI 53190

**REGARDING:** An approval for a site review for the construction of a baseball field in Starin Park with improved parking and shared use path connections.

The Plan and Architectural Review Commission approved the construction of a baseball field (Treyton's Field of Dreams) in Starin Park with improved parking and shared use path connections subject to the following conditions:

1. With the understanding that this project may change slightly during the upcoming stages of the planning process, require the staff to follow upcoming approvals as directed from the Common Council.
2. This project will be exempt from the lighting height requirements. Lighting shall be turned off by 11:00 p.m.
3. Staff will return to the Plan and Architectural Review Commission to present a proposed concession stand that is separate from this project.
4. Any permitting requirements by the State of Wisconsin should be followed.

This permit was prepared by:

 6-6-13  
Latisha Birkeland  
Neighborhood Services Manager/City Planner



## SITE REVIEW

Plan Commission Meeting Date: May 13, 2013  
Property Owner: Generac Power Systems, Inc.  
Applicant: Generac Power Systems  
Property ID Number: 05-15-34-32-001  
Property Address: 757 N. Newcomb Street  
Whitewater, WI 53190

**REGARDING:** An approval for a site review in a M-1 General Manufacturing District to allow for the building modifications to include a 14' x 14' overhead door, construction of a 725 sq. ft. addition on the south side of the existing building (for storage waste materials in approved containers for collection and disposal), and a 21' x 32' concrete curbed area for an additional 1,000 gallon fuel tank.

The Plan and Architectural Review Commission approved the modifications of a 14' x 14' overhead door, construction of the addition and the 21' x 32' concrete curbed area subject to the following conditions:

1. The applicant shall make the building and site renovations in accordance with the plans submitted to the City of Whitewater on 4/18/2013 and approved by the Plan Commission on 5/13/2013, with all applicable changes.
2. The applicant shall comply with all required building and city codes. State approved plans must be received prior to the issuance of a building permit.
3. All approved landscaping shall be installed no later than six months from the date of Certificate of Occupancy.
4. Applicant shall comply with all applicable codes for proposed fuel storage tank.

This permit was prepared by:



5/21/13

Latisha Birkeland  
Neighborhood Services Manager / City Planner



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## CONDITIONAL USE PERMIT

Plan Commission Meeting Date: May 13, 2013  
Property Owner: Suzanne L. Popke  
Applicant: Suzanne Popke  
Property ID Number: /CLA 00001  
Property Address: 404 W. North Street  
Whitewater, WI 53190

**REGARDING:** An approval for a conditional use permit (CUP) in an R-3 Multi-family Zoning District for the renovation of the Nelson Salisbury Historic House to include offices/meeting rooms and a caretaker apartment.

Approved subject to the following conditions:

1. The applicant shall make the building and site renovations in accordance with the plans submitted to the City of Whitewater 4/18/13 and approved by the Plan Commission on 5/13/2013, with all applicable changes. The approved site plan dated 5/10/13 is the plan with no driveway onto Park Street. The blacktop area toward Park Street will be reduced to be in line with the east side of the home.
2. The applicant shall apply for a building permit and comply with all required City and building codes.
3. The applicant shall receive approval from the Landmarks Commission prior to issuance of the building permit.
4. The residential unit shall be limited to no more than two unrelated persons living in the unit.
5. The applicant shall comply with the identified office hours of: 8:00 a.m. to 7:00 p.m. Monday through Saturday.
6. Any changes requested from the refuse collection agreement (attached) from the owners shall be reviewed and approved by the Plan and Architectural Review Commission.
7. There shall be a shared use agreement with the neighbor for ingress and egress of both driveways.

This permit was prepared by:

 5-21-13

Latisha Birkeland

Neighborhood Services Manager / City Planner



Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

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NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 10th day of June 2013 at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for a Class "B" Beer and a Class "C" Wine License for Jesus Cortez, to serve beer and wine by the glass at "Taco Fresco" restaurant located at 175 W. Main Street.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

\_\_\_\_\_  
Latisha Birkeland, Neighborhood Services Manager/City Planner

WOKES LLC  
146 W MAIN ST  
WHITEWATER WI, 53190

JOSE J BARAJAS  
JUANA BARAJAS  
409 BUCKINGHAM BLVD  
WHITEWATER WI, 53190

MARY E KETTERHAGEN  
KETTERHAGEN LIVING TRUST  
1631 PEARSON CT  
WHITEWATER WI, 53190

KETTERHAGEN LIVING TRUST  
1631 PEARSON CT  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
WHITEWATER WI, 53190

LAND & WATER INVESTMENTS LLC  
503 CENTER ST  
LAKE GENEVA WI, 53147

FIRST & MAIN OF WHITEWATER LLC  
599 S FRANKLIN ST  
WHITEWATER WI, 53190

HICKS SURVIVORS TRUST  
N7934 HWY 89  
WHITEWATER WI, 53190

KJN DEVELOPMENT LLC  
W316S2920 ROBERTS RD  
WAUKESHA WI, 53188

KJN DEVELOPMENT LLC  
W316S2920 ROBERTS RD  
WAUKESHA WI, 53188

TERRENCE L STRITZEL  
W5524 TRI COUNTY RD.  
WHITEWATER WI, 53190

DAVID E SAALSAA  
184 W MAIN ST #3  
WHITEWATER WI, 53190

RODERICK O DALEE  
MARY M DALEE  
PO BOX 660  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
CITY HALL  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
CITY HALL  
WHITEWATER WI, 53190

ROBERT A SWEET  
N7598 LARRY'S RD  
WHITEWATER WI, 53190

LIVING WORD FELLOWSHIP  
OF WHITEWATER INC  
212 W MAIN ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
CITY HALL  
WHITEWATER WI, 53190

FIRST CITIZENS STATE BANK  
207 W. MAIN ST  
WHITEWATER WI, 53190

FIRST CITIZENS STATE BANK  
207 W. MAIN ST  
WHITEWATER WI, 53190

FIRST CITIZENS STATE BANK  
207 W. MAIN ST  
WHITEWATER WI, 53190

FIRST CITIZENS STATE BANK  
207 W. MAIN ST  
WHITEWATER WI, 53190

FIRST CITIZENS STATE BANK  
BUILDING CORP.  
WHITEWATER WI, 53190

FIRST CITIZENS STATE BANK  
OF WHITEWATER TAX DEPT.  
MC2408 200 E RANDOLPH DR  
CHICAGO IL, 60607

FIRST CITIZENS STATE BANK  
207 W. MAIN ST  
WHITEWATER WI, 53190

FIRST CITIZENS STATE BANK  
P. O. BOX 177  
WHITEWATER WI, 53190

DONALD E LIGGETT TRUST  
P. O. BOX 223061  
PRINCEVILLE HI, 96722

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

DIANE L TRAMPE  
138 CENTER ST  
WHITEWATER WI, 53190

FIRE STATION 1 LLC  
138 W CENTER ST  
WHITEWATER WI, 53190

CHERYL A BRESNAHAN  
MICHAEL J BRESNAHAN, JR  
117 S. SECOND ST  
WHITEWATER WI, 53190

BLGL, LLC  
1691 MOUND VIEW PL  
WHITEWATER WI, 53190

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

LUIS, LATIN KING OF WHITEWATER  
132 MAIN ST  
WHITEWATER WI, 53190

JOHN M BASILE  
MARGARET M BASILE  
W5211 MEADOW LN  
ELKHORN WI, 53121

MARK O BERGEY  
JEAN BERGEY  
173 W. MAIN ST  
WHITEWATER WI, 53190

DLK ENTERPRISES INC  
P. O. BOX 239  
WHITEWATER WI, 53190

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

RUSSELL R WALTON  
KIM A WALTON  
1005 W MAIN ST  
SUITE C  
WHITEWATER WI, 53190

LAKEVIEW CENTER, LLC  
147 W. MAIN ST  
WHITEWATER WI, 53190

AUREL BEZAT  
DANIELA BEZAT  
149 W. MAIN ST  
WHITEWATER WI, 53190-0300

TRIPLE J PROPERTIES LLC  
543 A J ALLEN CIRCLE  
WALES WI, 53183

TRIPLE J PROPERTIES LLC  
543 A J ALLEN CIRCLE  
WALES WI, 53183

TRIPLE J PROPERTIES LLC  
543 AJ ALLEN CIRCLE  
WALES WI, 53183

BULLDOG INVESTMENTS LLC  
N6927 GREENLEAF COURT  
ELKHORN WI, 53121

HANTROPP PROPERTIES LLC  
C/O STEFFEN & ROBYN HANTROPP  
158 W WHITEWATER ST  
WHITEWATER WI, 53190

HANTROPP PROPERTIES LLC  
C/O STEFFEN & ROBYN HANTROPP  
158 W WHITEWATER ST  
WHITEWATER WI, 53190

DENNIS M KNOPP  
323 S JANESVILLE ST  
WHITEWATER WI, 53190

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

WAYNE A QUASS  
MAUREEN C QUASS  
972 W PECK ST  
WHITEWATER WI, 53190

WILLIAM V OSBORNE II  
REBECCA P ANDERSON  
12648 GLACIAL CREST DR  
WHITEWATER WI, 53190

EDWARD W HAMILTON  
ROXANNE A HAMILTON  
PO BOX 736  
WHITEWATER WI, 53190

EDWARD W HAMILTON  
ROXANNE HAMILTON  
PO BOX 736  
WHITEWATER WI, 53190

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

CITY OF WHITEWATER  
CITY HALL  
WHITEWATER WI, 53190

WISCONSIN DAIRY SUPPLY  
P. O. BOX 239  
WHITEWATER WI, 53190-3900

CITY OF WHITEWATER  
WHITEWATER WI, 53190

WISCONSIN DAIRY SUPPLY  
P. O. BOX 239  
WHITEWATER WI, 53190-3900

US OF AMERICA  
, 000-000

KELLY LAW BUILDING, LLC  
205 W. CENTER ST  
WHITEWATER WI, 53190

ROBERT R ARDELT  
203 W. CENTER ST  
WHITEWATER WI, 53190

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

JOSHUA D BILHORN  
OPALA C BILHORN  
282 NORTHSIDE DR  
MILTON WI, 53563

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

Postmaster  
Whitewater Post Office  
213 W Center St  
Whitewater, WI 53190

Jesus Cortez  
P. O. Box 55  
Whitewater, WI 53190

Antonio Aranda  
P. O. Box 293  
Whitewater, WI 53190





Neighborhood Services Department  
Planning, Zoning, GIS, Code Enforcement  
and Building Inspections

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
(262) 473-0143

## CONDITIONAL USE PERMIT APPLICATION

Address of Property: 175 Main Street Whitewater WI 53190

Owner's Name: Margaret Basile

Applicant's Name: Jesus Cortez

Mailing Address: P.O. Box 55 Whitewater WI 53190

Phone #: 262-949-5871 Email: amepomodoro@gmail.com

Amador/512-590-1023

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions):

Restaurant, formally Dapper Dogs

### Existing and Proposed Uses:

Current Use of Property: Vacant restaurant

Zoning District: B-2

Proposed Use: restaurant with beer and wine

**NOTICE:** The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

### Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

## APPLICATION REQUIREMENTS

### THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

- ✓1. Statement of use, including type of business with number of employees by shift.
  2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
  3. All buildings and structures: location, height, materials and building elevations.
  4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
  5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
  6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
  7. Access: pedestrian, vehicular, service. Points of ingress and egress.
  8. Loading: location, dimensions, number of spaces, internal circulation.
  9. Landscaping: including location, size and type of all proposed planting materials.
  10. Floor plans: of all proposed buildings and structures, including square footage.
  11. Signage: location, height, dimensions, color, materials, lighting and copy area.
  12. Grading /drainage plan of the proposed site.
  13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
  14. Outdoor storage, where permitted in the district: type, location, height of screening devices.
- \*\*Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**



## STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	The conditional use will not create a nuisance since we will be responsible servers, knowing signs of people and behaviors showing when not to be served, are beers will not be of high alcohol content and will be served with food. The lack of hard liquor will make our sales more with food and our drinks are intended to compliment our food not to be enjoyed on their own. chips will be served no matter what for free I've been and will be a responsible alcohol server
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	everything from roads, parking, drainage, and landscaping already exist at the property
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	since it's a college town and Mexican food is great accompanied by beer it will be great for overall sales which create a better business thus contributing to overall city wealth and more loyal guests. Also trying to bring out of city guests

\*\*Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature:

Jesus Cortez

Date:

3-11-13

Printed:

Jesus Cortez

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. \$100.00 fee filed on 4-8-13. Received by: Jwegner Receipt #: 6010342
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 6-6-13.
- 3) Notices of the Public Hearing mailed to property owners on 5-29-13.
- 4) Plan Commission holds the PUBLIC HEARING on 6-10-13. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted \_\_\_\_\_ Not Granted \_\_\_\_\_ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

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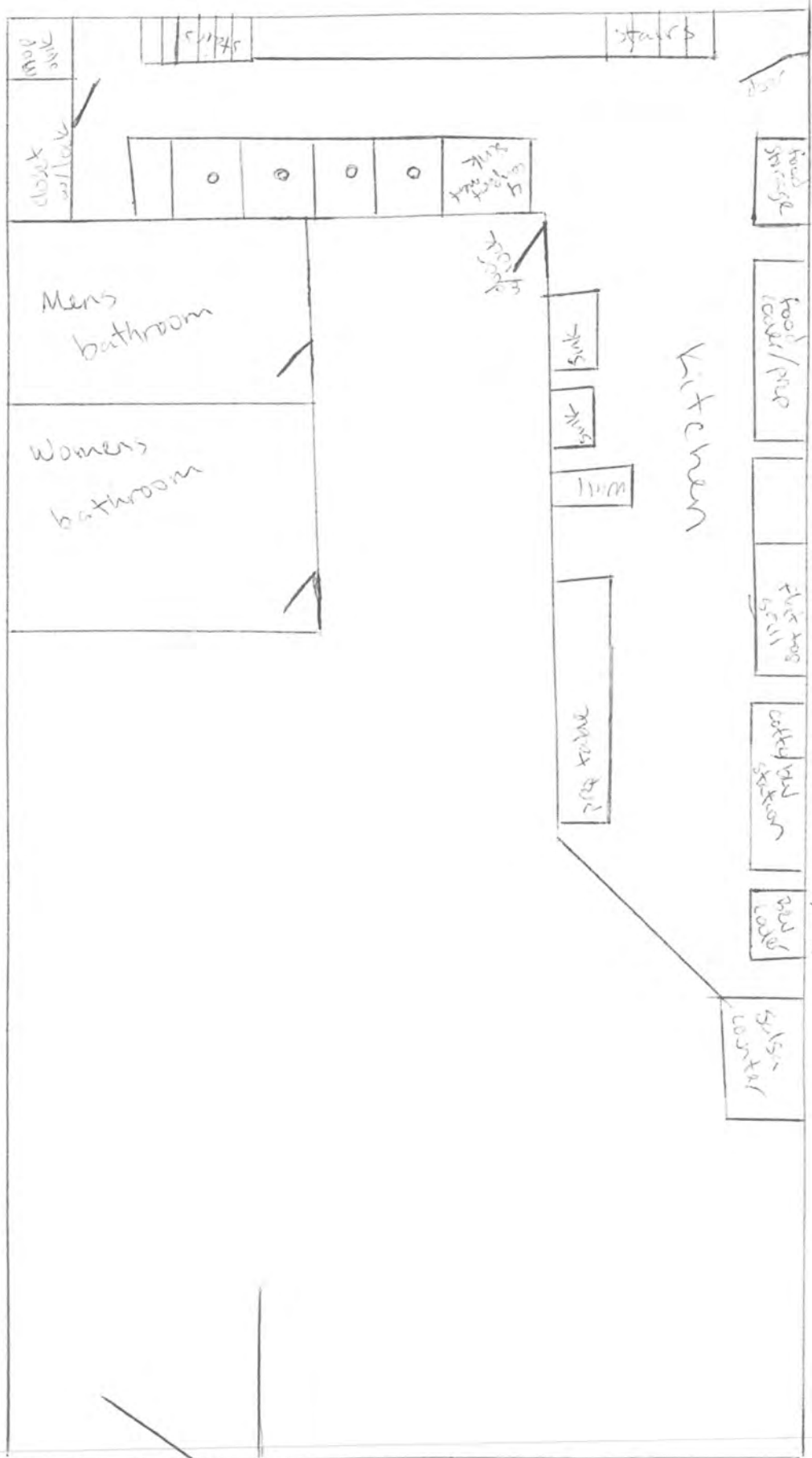
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\_\_\_\_\_  
Signature of Plan Commission Chairperson

\_\_\_\_\_  
Date

42'1"

8'



17'9 1/3"



## Starters

**Queso**- warm gooey cheese with peppers, onions and tomatoes, served w/ chips.....4.99

**Guacamole**- traditionally made, delicious and fresh, served w/ chips.....5.89

**Ceviche**- lime cured seafood, tomatoes, cilantro, onions, peppers, great for hot weather, served w/ chips.....6.99

## Tacos

**Fish**- market fish, creamy red cabbage slaw, mango salsa...4.29

**Chicken Fajita**- chicken cooked with peppers and onions...3.89

**Steak Fajita**- steak cooked with peppers and onions.....4.09

**Chorizo**- homemade Mexican style sausage topped with cilantro and onions.....3.69

**Shredded Beef**- shredded spiced beef simmered with tomatoes and onions.....3.99

**Pork Taco**- green chile simmered pork, cilantro and onions, queso fresco.....3.99

All tacos come w/ a small side of rice and bean and choice of flour or homemade corn tortilla

## Burritos

**Steak Fajita**.....6.29

**Chicken Fajita**.....6.09

**Chorizo**.....5.99

**Green Chile Pork**.....6.09

**Veggies**.....5.89

**Shredded Beef**.....6.09

All burritos have rice, bean, lettuce, and tomatoes

## Quesadillas

**Steak Fajita**.....5.89

**Chicken Fajita**.....5.69

**Chorizo**.....5.59

**Veggies**.....5.49

Served with sour cream and guac

## Sope

fresh tortilla "dish" shaped, filled with beans, onions, mozzarella and queso fresco.....3.49

**Sides**- rice or beans.....1.99

## Drinks

**Mexican Soda**.....1.49

**Canned Pop**.....0.75

**Agua Fresca**- ask for available flavors.....1.75

**Horchata**- Mexican drink flavored with rice, cinnamon, vanilla and coconut.....1.85

**Caffeine**- coffee, lattes, cappuccinos, espresso

**Frozen Hot Chocolate**- Mexican chocolate blended with ice, topped with whipped cream....2.49

**\*\*** all our food is fresh and homemade, if you have allergies or dietary restrictions please just ask

**\*\***

## NOTICE OF REVIEW

### TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 10th day of June, 2013 at 6:00 p.m. to review proposed exterior alterations to the building located at 177 W. Main Street for Antonio Aranda.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540.



Latisha Birkeland, Neighborhood Services Manager/City Planner



WOKES LLC  
146 W MAIN ST  
WHITEWATER WI, 53190

JOSE J BARAJAS  
JUANA BARAJAS  
409 BUCKINGHAM BLVD  
WHITEWATER WI, 53190

MARY E KETTERHAGEN  
KETTERHAGEN LIVING TRUST  
1631 PEARSON CT  
WHITEWATER WI, 53190

KETTERHAGEN LIVING TRUST  
1631 PEARSON CT  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
WHITEWATER WI, 53190

LAND & WATER INVESTMENTS LLC  
503 CENTER ST  
LAKE GENEVA WI, 53147

FIRST & MAIN OF WHITEWATER LLC  
599 S FRANKLIN ST  
WHITEWATER WI, 53190

HICKS SURVIVORS TRUST  
N7934 HWY 89  
WHITEWATER WI, 53190

KJN DEVELOPMENT LLC  
W316S2920 ROBERTS RD  
WAUKESHA WI, 53188

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W316S2920 ROBERTS RD  
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TERRENCE L STRITZEL  
W5524 TRI COUNTY RD.  
WHITEWATER WI, 53190

DAVID E SAALSAA  
184 W MAIN ST #3  
WHITEWATER WI, 53190

RODERICK O DALEE  
MARY M DALEE  
PO BOX 660  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
CITY HALL  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
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WHITEWATER WI, 53190

ROBERT A SWEET  
N7598 LARRY'S RD  
WHITEWATER WI, 53190

LIVING WORD FELLOWSHIP  
OF WHITEWATER INC  
212 W MAIN ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
CITY HALL  
WHITEWATER WI, 53190

FIRST CITIZENS STATE BANK  
207 W. MAIN ST  
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MC2408 200 E RANDOLPH DR  
CHICAGO IL, 60607

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FIRST CITIZENS STATE BANK  
P. O. BOX 177  
WHITEWATER WI, 53190

DONALD E LIGGETT TRUST  
P. O. BOX 223061  
PRINCEVILLE HI, 96722

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

DIANE L TRAMPE  
138 CENTER ST  
WHITEWATER WI, 53190

FIRE STATION 1 LLC  
138 W CENTER ST  
WHITEWATER WI, 53190

CHERYL A BRESNAHAN  
MICHAEL J BRESNAHAN, JR  
117 S. SECOND ST  
WHITEWATER WI, 53190

BLGL, LLC  
1691 MOUND VIEW PL  
WHITEWATER WI, 53190

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

LUIS, LATIN KING OF WHITEWATER  
132 MAIN ST  
WHITEWATER WI, 53190

JOHN M BASILE  
MARGARET M BASILE  
W5211 MEADOW LN  
ELKHORN WI, 53121

MARK O BERGEY  
JEAN BERGEY  
173 W. MAIN ST  
WHITEWATER WI, 53190

DLK ENTERPRISES INC  
P. O. BOX 239  
WHITEWATER WI, 53190

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

RUSSELL R WALTON  
KIM A WALTON  
1005 W MAIN ST  
SUITE C  
WHITEWATER WI, 53190

LAKEVIEW CENTER, LLC  
147 W. MAIN ST  
WHITEWATER WI, 53190

AUREL BEZAT  
DANIELA BEZAT  
149 W. MAIN ST  
WHITEWATER WI, 53190-0300

TRIPLE J PROPERTIES LLC  
543 A J ALLEN CIRCLE  
WALES WI, 53183

TRIPLE J PROPERTIES LLC  
543 A J ALLEN CIRCLE  
WALES WI, 53183

TRIPLE J PROPERTIES LLC  
543 AJ ALLEN CIRCLE  
WALES WI, 53183

BULLDOG INVESTMENTS LLC  
N6927 GREENLEAF COURT  
ELKHORN WI, 53121

HANTROPP PROPERTIES LLC  
C/O STEFFEN & ROBYN HANTROPP  
158 W WHITEWATER ST  
WHITEWATER WI, 53190

HANTROPP PROPERTIES LLC  
C/O STEFFEN & ROBYN HANTROPP  
158 W WHITEWATER ST  
WHITEWATER WI, 53190

DENNIS M KNOPP  
323 S JANESVILLE ST  
WHITEWATER WI, 53190

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

WAYNE A QUASS  
MAUREEN C QUASS  
972 W PECK ST  
WHITEWATER WI, 53190

WILLIAM V OSBORNE II  
REBECCA P ANDERSON  
12648 GLACIAL CREST DR  
WHITEWATER WI, 53190

EDWARD W HAMILTON  
ROXANNE A HAMILTON  
PO BOX 736  
WHITEWATER WI, 53190

EDWARD W HAMILTON  
ROXANNE HAMILTON  
PO BOX 736  
WHITEWATER WI, 53190

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

CITY OF WHITEWATER  
CITY HALL  
WHITEWATER WI, 53190

WISCONSIN DAIRY SUPPLY  
P. O. BOX 239  
WHITEWATER WI, 53190-3900

CITY OF WHITEWATER  
WHITEWATER WI, 53190

WISCONSIN DAIRY SUPPLY  
P. O. BOX 239  
WHITEWATER WI, 53190-3900

US OF AMERICA  
, 000-000

KELLY LAW BUILDING, LLC  
205 W. CENTER ST  
WHITEWATER WI, 53190

ROBERT R ARDELT  
203 W. CENTER ST  
WHITEWATER WI, 53190

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

JOSHUA D BILHORN  
OPALA C BILHORN  
282 NORTHSIDE DR  
MILTON WI, 53563

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

**NOTICE:** The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER  
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 5-10-13.
2. Agenda Published in Official Newspaper on 6-6-13.
3. Notices of the public review mailed to property owners on 5-29-13.
4. Plan Commission holds the public review on 6-13-13.  
They will hear comments of the Petitioner and comments of property owners.  
Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

## SITE PLAN SUBMITTAL REQUIREMENTS

This checklist must be completed before making application for a City of Whitewater Zoning/Building Permit. If not complete, the application will be returned to the owner and will not proceed until all information and forms are complete.

Drawings must be legible and drawn to scale not less than 1/4" per foot unless noted.

Address of Project \_\_\_\_\_

Zoning of Property \_\_\_\_\_

1. **Site Plan**, including the location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpster areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
2. **Natural Features Inventory Map**, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
3. **Landscape Plan**, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
4. **Grading and drainage plan**, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
5. **Utilities plan**, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
6. **Building elevations**, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.
7. **Sign plan**, meeting the City's sign ordinance, and showing the location, height, dimensions, color, materials, lighting and copy area of all signage.
8. **Lighting plan**, meeting the City's lighting ordinance, and showing the location, height, type, orientation, and power of all proposed outdoor lighting—both on poles and on buildings. Cut sheets and photometric plans may be required for larger projects.

9. **Floor plan** which shows:

- A. The size and locations of:
- 1) Rooms;
  - 2) Doors;
  - 3) Windows;
  - 4) Structural features - size, height and thickness of wood, concrete and/or masonry construction;
  - 5) Exit passageways (hallways) and stairs (including all stair dimensions - riser height, tread width, stair width, headroom and handrail heights);
  - 6) Plumbing fixtures (bathroom, kitchen, etc.) - lavatory, water closet, water heater, softener, etc.;
  - 7) Chimney(s) - include also the type of construction (masonry or factory built);
  - 8) Heating equipment;
  - 9) Cooling equipment (central air conditioning, if provided);
  - 10) Attic and crawl space access; and
  - 11) Fire separation between dwelling and garage.
  - 12) Electrical service entrance/transformer location.

10. **Elevation drawings** which show:

- A. Information on exterior appearance (wood, stone, brick, block, colors);
- B. Indicate the location, size and configuration of doors, windows, roof chimneys and exterior grade level.
- C. Indicate color of Trim\_\_\_\_\_, Siding\_\_\_\_\_, Roofing\_\_\_\_\_.
- D. Electrical service entrance/transformer location.

11. **Type of Project:**

- A. Single family;
- B. Duplex;
- C. Multifamily # units \_\_\_\_\_;  
Condominium # units \_\_\_\_\_;  
Sorority # units \_\_\_\_\_;  
Fraternity # units \_\_\_\_\_;
- D. Office/Store;
- E. Industrial;
- F. Parking lot # of stalls \_\_\_\_\_;
- G. Other;

City of Whitewater  
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: Antonio Aranda  
Applicant's Address: PO Box 293 Phone # 262 510 1465

Owner of Site, according to current property tax records (as of the date of the application):

LUIS

Street address of property: 177 E. Main St

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: \_\_\_\_\_

Name of Firm: \_\_\_\_\_

Office Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Name of Contractor: \_\_\_\_\_

Has either the applicant or the owner had any variances issued to them, on any property? YES ☐ NO ☒  
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with. \_\_\_\_\_

EXISTING AND PROPOSED USES:

Principal Use: <u>Retail store</u>	Current Land Use: _____
Accessory or Secondary Uses: _____	
Proposed Use <u>Change store front by painting the front (black) as well as removing the awning. Replace the awning with a 20'X4'5" painted sign with 2'X2' lettering "ARANDA"</u>	
No. of occupants proposed to be accommodated: _____	
No. of employees: _____	
Zoning District in which property is located: <u>B-2</u>	
Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: <u>19.63.050 (A)</u>	



### PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

### PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

### STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	Remove awning,
B. The proposed development will be consistent with the adopted city master plan;	yes
C. The proposed development will be compatible with and preserve the important natural features of the site;	yes
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	yes it will not

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	Yes it will Not
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	Yes
G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	N/A
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	N/A

## CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

"Plan Review" may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.



Applicant's Signature

5-10-13  
Date

### APPLICATION FEES:

*Fee for Plan Review Application: \$100*

Date Application Fee Received by City 4-10-2013 Receipt No. 60510413

Received by L. Wegner

### TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 5-29-13  
Date set for public review before Plan & Architectural Review Board: 6-10-13

#### ACTION TAKEN:

Plan Review: \_\_\_\_\_ Granted \_\_\_\_\_ Not Granted by Plan & Architectural Review Commission.

#### CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

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Signature of Plan Commission Chairman

Date

ARANDA

UNIQUE ARTS

177 W MAIN





## NOTICE OF REVIEW

### TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 10th day of June, 2013 at 6:00 p.m. to review proposed exterior alterations to the back of the building (for access for patrons of the restaurant with a separate entrance for the apartment) located at 146 W. Main Street for Mark Wokasch.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540.



Latisha Birkeland, Neighborhood Services Manager/City Planner

R&B BRASS RAIL CORP  
130 W. MAIN ST  
WHITEWATER WI, 53190

WATSON & SCHARINE  
136 W MAIN ST  
WHITEWATER WI, 53190

KETTERHAGEN LIVING TRUST  
1631 PEARSON CT  
WHITEWATER WI, 53190

ILMI SHABANI  
ANIFE SHABANI  
140 W MAIN ST  
WHITEWATER WI, 53190

MIKNNA, LLC  
C/O AROPA DESIGNS  
144 W MAIN ST  
WHITEWATER WI, 53190

WOKES LLC  
146 W MAIN ST  
WHITEWATER WI, 53190

JOSE J BARAJAS  
JUANA BARAJAS  
409 BUCKINGHAM BLVD  
WHITEWATER WI, 53190

MARY E KETTERHAGEN  
KETTERHAGEN LIVING TRUST  
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WHITEWATER WI, 53190

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WHITEWATER WI, 53190

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1631 PEARSON COURT  
WHITEWATER WI, 53190

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WHITEWATER WI, 53190

CITY OF WHITEWATER  
WHITEWATER WI, 53190

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503 CENTER ST  
LAKE GENEVA WI, 53147

FIRST & MAIN OF WHITEWATER LLC  
599 S FRANKLIN ST  
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W316S2920 ROBERTS RD  
WAUKESHA WI, 53188

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FIRST CITIZENS STATE BANK  
BUILDING CORP.  
WHITEWATER WI, 53190



FIRST CITIZENS STATE BANK  
OF WHITEWATER TAX DEPT.  
MC2408 200 E RANDOLPH DR  
CHICAGO IL, 60607

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WHITEWATER WI, 53190

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WHITEWATER WI, 53190

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W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

LUIS, LATIN KING OF WHITEWATER  
132 MAIN ST  
WHITEWATER WI, 53190

JOHN M BASILE  
MARGARET M BASILE  
W5211 MEADOW LN  
ELKHORN WI, 53121

MARK O BERGEY  
JEAN BERGEY  
173 W. MAIN ST  
WHITEWATER WI, 53190

DLK ENTERPRISES INC  
P. O. BOX 239  
WHITEWATER WI, 53190

141 W MAIN STREET BUILDING LLC  
N1103 PECHOUS LN  
WHITEWATER WI, 53190-5500

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

RUSSELL R WALTON  
KIM A WALTON  
1005 W MAIN ST  
SUITE C  
WHITEWATER WI, 53190

LAKEVIEW CENTER, LLC  
147 W. MAIN ST  
WHITEWATER WI, 53190

AUREL BEZAT  
DANIELA BEZAT  
149 W. MAIN ST  
WHITEWATER WI, 53190-0300

TRIPLE J PROPERTIES LLC  
543 A J ALLEN CIRCLE  
WALES WI, 53183

TRIPLE J PROPERTIES LLC  
543 A J ALLEN CIRCLE  
WALES WI, 53183

TRIPLE J PROPERTIES LLC  
543 AJ ALLEN CIRCLE  
WALES WI, 53183

BULLDOG INVESTMENTS LLC  
N6927 GREENLEAF COURT  
ELKHORN WI, 53121

WALTON DISTRIBUTING LLC  
1005 WEST MAIN ST  
WHITEWATER WI, 53190

WALTON DISTRIBUTING LLC  
1005 WEST MAIN ST  
WHITEWATER WI, 53190

HANTROPP PROPERTIES LLC  
C/O STEFFEN & ROBYN HANTROPP  
158 W WHITEWATER ST  
WHITEWATER WI, 53190

HANTROPP PROPERTIES LLC  
C/O STEFFEN & ROBYN HANTROPP  
158 W WHITEWATER ST  
WHITEWATER WI, 53190

DENNIS M KNOPP  
323 S JANESVILLE ST  
WHITEWATER WI, 53190

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

WAYNE A QUASS  
MAUREEN C QUASS  
972 W PECK ST  
WHITEWATER WI, 53190

WILLIAM V OSBORNE II  
REBECCA P ANDERSON  
12648 GLACIAL CREST DR  
WHITEWATER WI, 53190

EDWARD W HAMILTON  
ROXANNE A HAMILTON  
PO BOX 736  
WHITEWATER WI, 53190

EDWARD W HAMILTON  
ROXANNE HAMILTON  
PO BOX 736  
WHITEWATER WI, 53190

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

CITY OF WHITEWATER  
CITY HALL  
WHITEWATER WI, 53190

WISCONSIN DAIRY SUPPLY  
P. O. BOX 239  
WHITEWATER WI, 53190-3900

CITY OF WHITEWATER  
WHITEWATER WI, 53190

WISCONSIN DAIRY SUPPLY  
P. O. BOX 239  
WHITEWATER WI, 53190-3900

US OF AMERICA  
, 000-000

KELLY LAW BUILDING, LLC  
205 W. CENTER ST  
WHITEWATER WI, 53190

ROBERT R ARDELT  
203 W. CENTER ST  
WHITEWATER WI, 53190

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

JOSHUA D BILHORN  
OPALA C BILHORN  
282 NORTHSIDE DR  
MILTON WI, 53563

RODRIGUEZ PROPERTIES II LLC  
N9707 N MCCORD RD  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
P. O. BOX 178  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
312 W. WHITEWATER ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
WHITEWATER WI, 53190

CC PROPERTY DEVELOPMENT LLC  
111 W WHITEWATER ST  
WHITEWATER WI, 53190

CC PROPERTY DEVELOPMENT LLC  
111 W WHITEWATER ST  
WHITEWATER WI, 53190

CC PROPERTY DEVELOPMENT LLC  
111 W WHITEWATER ST  
WHITEWATER WI, 53190

CC PROPERTY DEVELOPMENT LLC  
111 W WHITEWATER ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
WHITEWATER WI, 53190

W JOSEPH KETTERHAGEN, JR  
117 N. FIRST ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
312 W WHITEWATER  
P.O. BOX 178  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
312 W. WHITEWATER ST  
WHITEWATER WI, 53190

R&B BRASS RAIL CORP  
130 W. MAIN ST.  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
312 W. WHITEWATER ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
312 W. WHITEWATER ST.  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
CITY HALL  
WHITEWATER WI, 53190

LAKELAND PROPERTY MANAGEMENT  
W312 S9003 MOCCASIN TRAIL  
MUKWONAGO WI, 53149

**NOTICE:** The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER  
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 5-15-13.
2. Agenda Published in Official Newspaper on 6-6-13.
3. Notices of the public review mailed to property owners on 5-29-13.
4. Plan Commission holds the public review on 6-10-13.  
They will hear comments of the Petitioner and comments of property owners.  
Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

City of Whitewater  
Application for Plan Review

**IDENTIFICATION AND INFORMATION ON APPLICANT(S):**

Applicant's Name: <u>Mark Wokasch</u>	
Applicant's Address: <u>146 W. Main St</u> <u>Whitewater, WI 53190</u>	Phone # <u>262-472-9360</u>

Owner of Site, according to current property tax records (as of the date of the application): <u>WOKES LLC</u>	
Street address of property: <u>146 W Main St, Whitewater, WI 53190</u>	
Legal Description (Name of Subdivision, Block and Lot or other Legal Description): <u>Behind the building of 146 West Main Street, access from First Street</u>	
Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)	
Name of Individual: _____	
Name of Firm: _____	
Office Address: _____	
Phone: _____	
Name of Contractor: _____	
Has either the applicant or the owner had any variances issued to them, on any property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with. _____	

**EXISTING AND PROPOSED USES:**

<b>Current Land Use:</b>
Principal Use: <u>Access to back of building for restaurant and apartment</u>
Accessory or Secondary Uses: <u>Deliveries for restaurant</u>
<b>Proposed Use</b>
<u>Access to back of building for patrons of restaurant with separate entrance for apartment.</u>
No. of occupants proposed to be accommodated: <u>40-60</u>
No. of employees: <u>2-6</u>
Zoning District in which property is located: <u>B-2</u>
Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: _____

### PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

### PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

### STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	It will meet all standards.
B. The proposed development will be consistent with the adopted city master plan;	The plans will be consistent with the city master plans.
C. The proposed development will be compatible with and preserve the important natural features of the site;	There will be plants and box gardens in the area. The pitch of the property will have proper drainage.
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	Area will be monitored at all times either by personal or CCTV.

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	Will not create problems.
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	The material will be compatible with the surroundings.
G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	N/A
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	The structure will not reduce any sunlight or solar access.

## CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

"Plan Review" may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

### APPLICATION FEES:

*Fee for Plan Review Application: \$100*

Date Application Fee Received by City 5-15-13 Receipt No. 6-816441

Received by J. Helgeson

### TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 5-29-13  
Date set for public review before Plan & Architectural Review Board: 6-10-13

#### ACTION TAKEN:

Plan Review: \_\_\_\_\_ Granted \_\_\_\_\_ Not Granted by Plan & Architectural Review Commission.

#### CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

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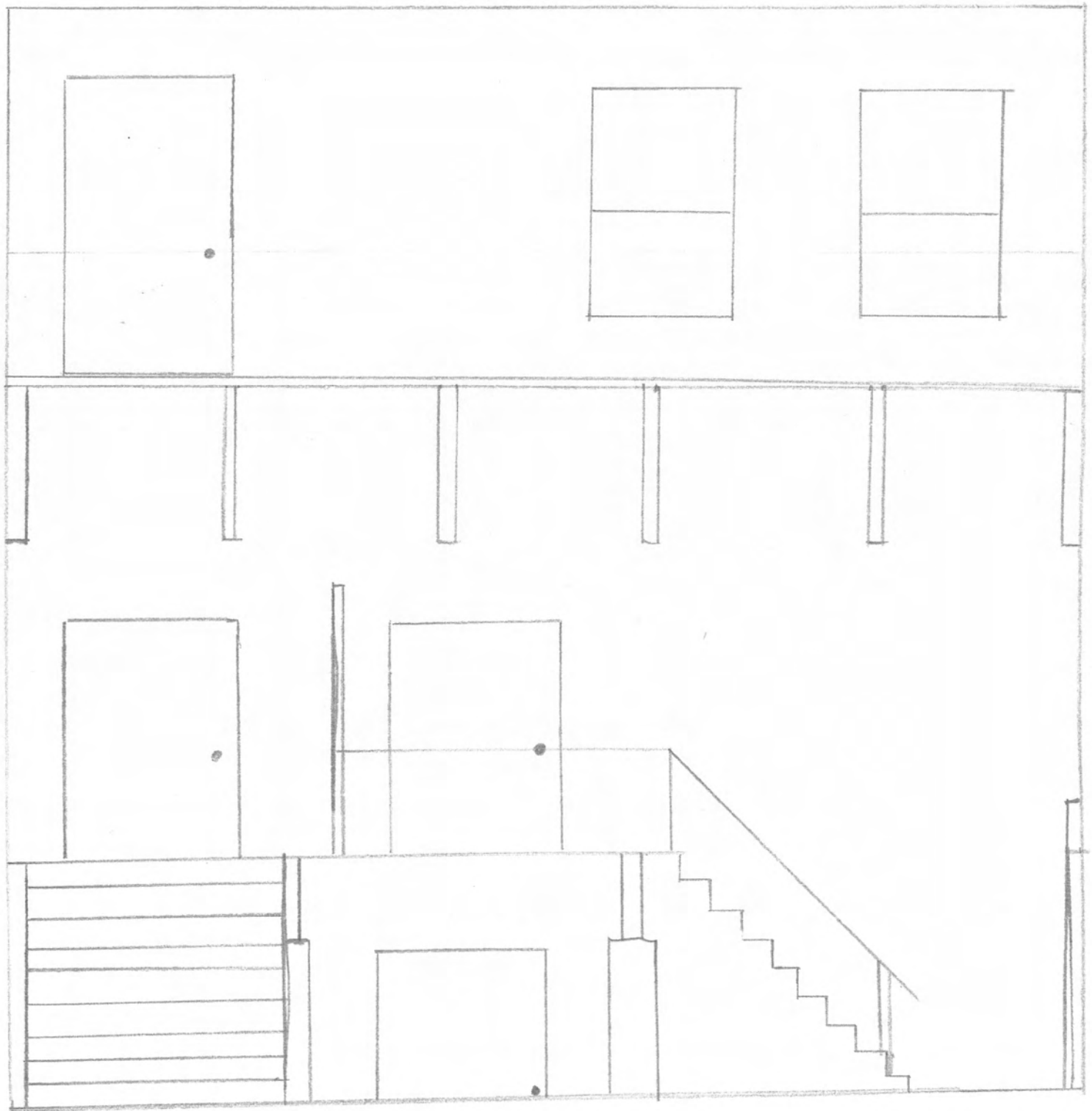
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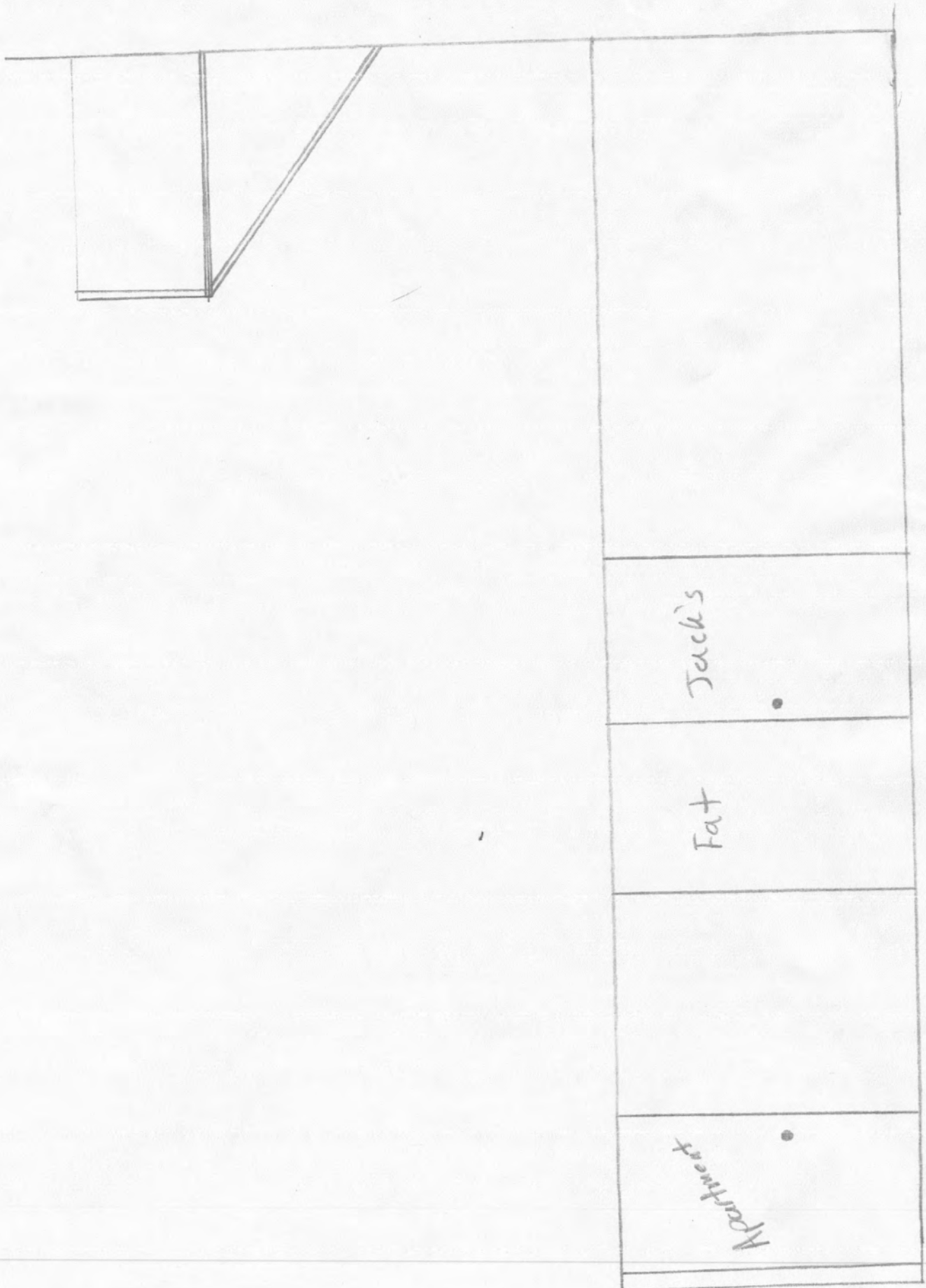
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\_\_\_\_\_  
Signature of Plan Commission Chairman

\_\_\_\_\_  
Date







Apartment  
Door

Fat  
Jack's Door

↑  
Ramp  
To Basement

6 ft Privacy  
Fencing

62 ft  
Back of property line







